174.0	0006	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,100 /	671,100
					USE VALUE:	671,100 /	671,100
					ASSESSED:	671,100 /	671,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGNUSON EVELYN H
Owner 2:	
Owner 3:	
Street 1:	16 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	293,100		378,000	671,100
Total Card	0.092	293,100		378,000	671,100
Total Parcel	0.092	293,100		378,000	671,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.97 /Parcel: 382.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116378

GIS Ref

GIS Ref

Insp Date 07/28/18

!13559!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,100	0	4,000.	378,000	671,100		Year end	12/23/2021
2021	101	FV	283,900	0	4,000.	378,000	661,900		Year End Roll	12/10/2020
2020	101	FV	283,900	0	4,000.	378,000	661,900	661,900	Year End Roll	12/18/2019
2019	101	FV	226,300	0	4,000.	372,600	598,900	598,900	Year End Roll	1/3/2019
2018	101	FV	226,300	0	4,000.	286,200	512,500	512,500	Year End Roll	12/20/2017
2017	101	FV	226,300	0	4,000.	270,000	496,300	496,300	Year End Roll	1/3/2017
2016	101	FV	226,300	0	4,000.	248,400	474,700	474,700	Year End	1/4/2016
2015	101	FV	220,600	0	4,000.	232,200	452,800	452,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:17:06

LAST REV

Date	Time
08/15/18	08:36:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13559

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8397-396		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2007	726	Siding	12,812					

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Info At Door	345	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27949643
Const Adj.:	0.97272485
Adj $ / SQ:	161.798
Other Features:	69600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398181
Depreciation:	105120
Depreciated Total:	293061

COMMENTS

OF = SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

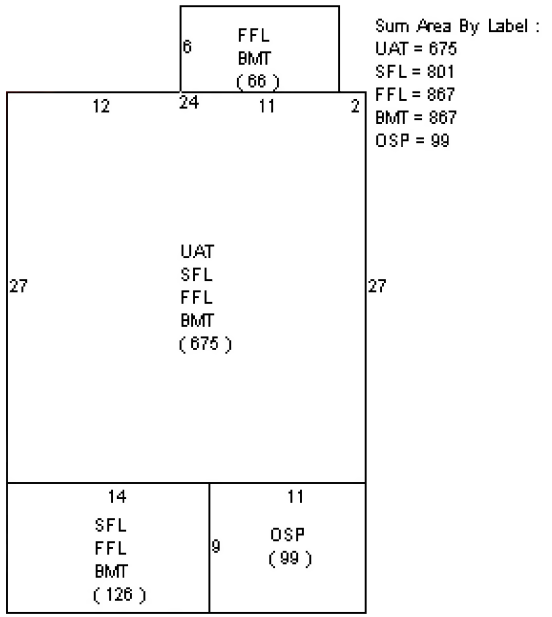
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.80
Special Features:	0	Val/Su Net:	104.57
Final Total:	293100	Val/Su SzAd	175.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	867	48.540	42,084
FFL	First Floor	867	161.800	140,279
SFL	Second Floor	801	161.800	129,600
UAT	Upper Attic	169	77.660	13,106
OSP	Screen Porch	99	35.490	3,513
	Net Sketched Area:	2,803	Total:	328,582
Size Ad	1668	Gross Area	3309	FinArea 1752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

174.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc